

HANOVER PLANNING BOARD



MARCH 12TH, 2007
MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the March 12, 2007 meeting of the Hanover Planning Board. Board members Peter Moll, Rich DeLuca, Steve Rusko and Gary Hendershot were present. Associate members Anthony Losordo and Bernie Campbell were also present. Town Planner, Andrew Port was present. Maryann Brugnoli was absent. The Board reviewed the minutes of the February 26, 2007 meeting. Rich motioned to accept the minutes as amended. Bernie seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

778 Washington Street - PB02-5SP- Adult Amusement

The Chairman opened the continued Public Hearing at 7:05 p.m. The Town Planner had received a letter from the applicant's attorney requesting a continuation for 3 months. Tony motioned to grant the request from the applicant's attorney to continue the hearing until June 18, 2007 at 7:00 p.m. Rich seconded the motion and it was so voted unanimously.

Village Commons VPUD PB07-15SP and Village Park VPUD PB07-16SP

The Chairman opened the continued public hearing at 7:08 p.m. The Town Planner told the Board that he had a meeting scheduled with the applicant and for the following morning Tuesday March 13 to go over the punch list of outstanding issues. The Town Planner felt that he would be able to draft a decision after meeting with them and working through the outstanding issues. He also told the Board that he has been in contact with the Fire Dept. and with DPW and that they should have the issues concerning the Village Commons worked out before the Board's next meeting. The applicant has filed for a Water Quality Compliance Certificate from the DPW. Peter Vasilou of Edward's and Kelcey Traffic Engineers went over his report to the Board. Jim O'Brien, the applicant read an email he had gotten from their traffic engineer, Mike Abend. Dave Nyman went over his comments for the Village Park section of the project. He will be meeting with Deb Keller, the applicant's engineer to clear up any outstanding issues. Dave felt that they needed to spell out the type of drainage devices by brand name in the plan. The Town Planner told the Board that he felt that oversight of the project would be critical as it progressed and would want to require the applicant to maintain a consultant review fund during the construction phase. Karen McGee, an abutter to the site told the Board that she was happy with the project. Rich made a motion to continue the hearing until March 26, 2007 at 8:45 p.m. Steve seconded the motion and it was so voted unanimously.

1075 Washington Street – Four Square Gospel Church- PB07-23SP

The Chairman opened the hearing at 8:45 p.m. Gary read the hearing notice into record. The Town Planner told the Board that he had not received the plans until Thursday March 8 and that the other departments had not had ample time to review the plans and give him any feedback and the Dave Nyman at ENSR had not received them in time to give his review. Dayna Altobello, the applicant's engineer from Merrill Associates showed the plans to the Board and went over them. He indicated that they would not be making any changes to the site other than expanding the parking lot. Pastor John Hatcher, the applicant explained that the parking expansion would be occurring in phases. Mr. Altobello told the Board that they would be filing with the Conservation Commission within a week. The Board discussed the traffic flow issues during the morning and afternoon drop off for the school. Bishop

Hatcher explained some of the ways the school would function and that he would not object to a traffic detail during those hours. He estimated approximately 60 cars during the drop off and pick up. Lou Crescenzi, for the applicant told the Board that there was a financial urgency to having the review completed as soon as possible, and that the property was involved in a bankruptcy and the owner needed to expedite the transaction. The Board told Mr. Crescenzi that they could not close the hearing without input from the other departments and from Dave Nyman. They agreed to meet with the applicant as soon as possible and would draft a decision prior to that hearing as long as the reviews were favorable. Rich made a motion to continue to April 4, 2007 at 7:45 p.m. Gary seconded the motion and it was so voted unanimously.

OTHER BUSINESS

The Board discussed the upcoming Town Meeting and the article that the Selectmen will be bringing forth about the Municipal Inspections department. The Board asked the Town Planner to invite Steve Rollins, the Town Administrator to come to their next meeting to discuss this article.

The Board discussed a request from Anthony Losordo of 259 Juniper Lane to allow a minor modification to the front of his unit at the Walnut Creek PRDS. He is hoping to add an additional parking space at the front of his garage. He presented a letter from the Board of Trustees in favor of the modification. Rich made a motion to allow the minor modification. Steve seconded the motion and it was so voted unanimously.

The Board discussed a request from John Benevides for a Limited Site Plan Review for Auto Etc. at 697 Washington Street. Rich motioned to allow the Limited Site Plan Review. Tony seconded the motion and it was so voted unanimously.

Tony motioned to adjourn at 9:25 p.m. Gary seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:25 p.m.

Respectfully Submitted,
Margaret Hoffman

PLANNING BOARD SECRETARY